



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-80-16

Property Address: 907 E. Martin Street

Property Owner: Residential Development Solutions, LLC

Project Contact: Robert Lenzen

Nature of Case: A request for a 1' side yard setback for both side property lines, a 2' variance from the sum of side yard setbacks pursuant to Section 2.2.1 of the Part 10A Unified Development Ordinance and complete relief from the off-street parking requirements set forth in Section 7.1.2. of the Part 10A Unified Development Ordinance that results in 4' side yard setbacks, 8' sum of side yard setbacks and no off-street parking on a .12 acre property zoned Residential-10 and located at 907 E. Martin Street.

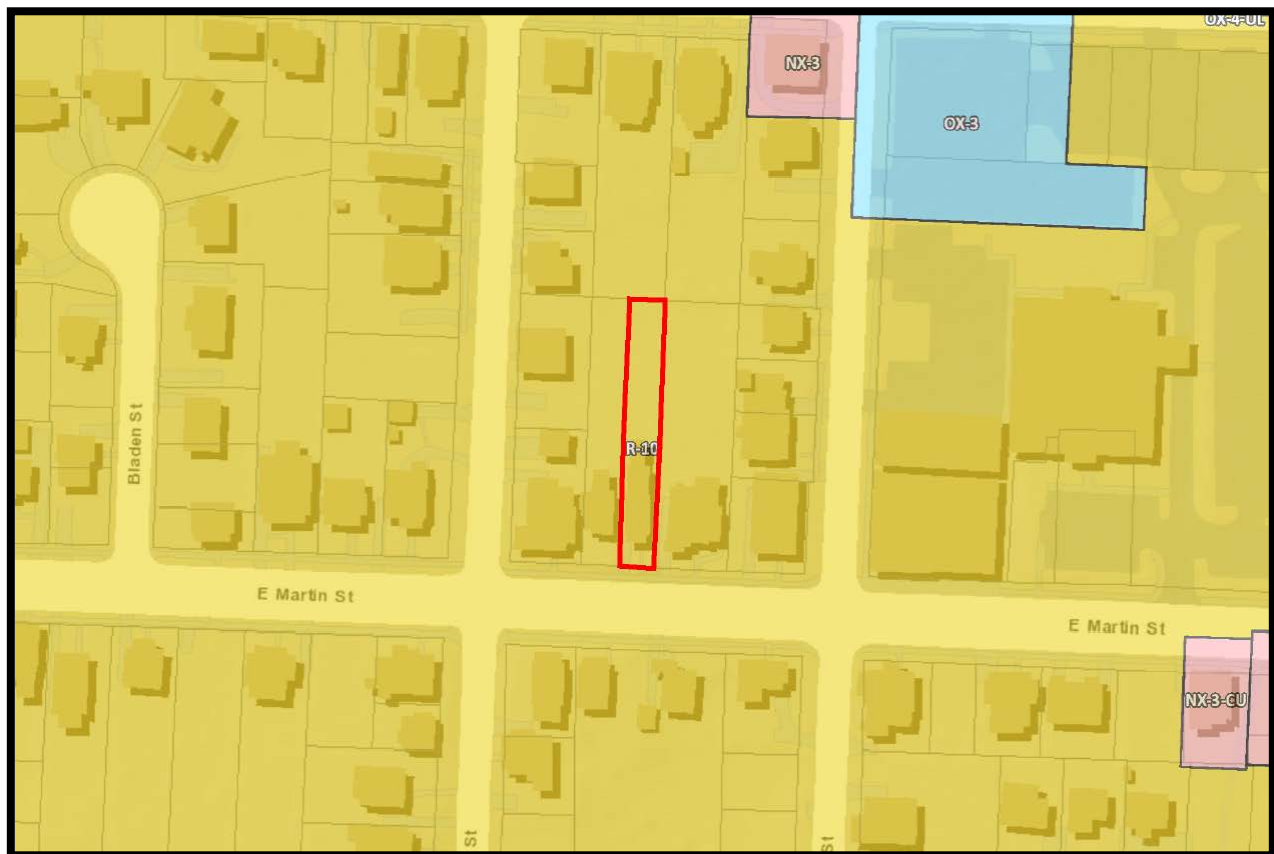


907 E. Martin Street – Location Map

To BOA: 7-11-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-10



907 E. Martin Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-10

<u>Yard Type</u>	<u>Minimum Setback</u>
Front Yard	10'
Side Street	10'
Side	5'
Sum of Side Setbacks	10'
Rear	20'

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): Please See addendum, attached, for 907 E. Martin St.	Transaction Number A-80-16
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address 907 EAST MARTIN ST. RALEIGH, NC		Date 10 JUN 2016
Property PIN 1713-17-3895 EAST MARTIN ST. & FREEMAN ST.	Current Zoning R10 Zoning	
Nearest Intersection EAST MARTIN ST & FREEMAN ST.		Property size (in acres) 0.12 ACRES
Property Owner RESIDENTIAL DEVELOPMENT SOLUTIONS, LLC	Phone (608) 770-5337	Fax NONE
Owner's Mailing Address 101 DUBLIN WOODS DR CARY, NC 27513	Email ROBERT.T.LENZEN@GMAIL.COM	
Project Contact Person ROBERT LENZEN	Phone (608) 770-5337	Fax NONE
Contact Person's Mailing Address 101 DUBLIN WOODS DR CARY, NC 27513	Email ROBERT.T.LENZEN@GMAIL.COM	
Property Owner Signature	Email ROBERT.T.LENZEN@GMAIL.COM	
Notary Sworn and subscribed before me this 10 day of June, 2016	Notary Signature and Seal Kathy A. Vest. 	

MY COMMISSION EXPIRES 5/6/2018

Application for Variance

Nature of Variance Request for:

907 East Martin Street Raleigh, NC 27616

Owned by Residential Development Solutions, LLC

Robert T. Lenzen, Contact Person

A Total of 4 Variance Requests are being sought per below:

1. Request to encroach into the minimum UDO Setback of 5 feet from side lot line a total of 1 foot, on the left side of the property. The minimum setback for the left side of the property would be 4 feet, if approved.
 - An Unnecessary Hardship would result from the strict application of the UDO side setback ordinance, due to the peculiar conditions of the lot size. This lot is only 25 feet in width, so the requested variance is still within the spirit of the UDO code, as the ratio of the width to setback is still greater than the current requirement of 10%.
2. Request to encroach into the minimum UDO Setback of 5 feet from side lot line a total of 1 foot, on the right side of the property. The minimum setback for the right side of the property would be 4 feet, if approved.
 - An Unnecessary Hardship would result from the strict application of the UDO side setback ordinance, due to the peculiar conditions of the lot size. This lot is only 25 feet in width, so the requested variance is still within the spirit of the UDO code, as the ratio of the width to setback is still greater than the current requirement of 10%.
3. Request to encroach into the minimum Sum of UDO Setback of 10 feet a total of 2 feet, so that the sum of total setbacks would be 8 feet, if approved.
 - An Unnecessary Hardship would result from the strict application of the UDO side setback ordinance, due to the peculiar conditions of the lot size. This lot is only 25 feet in width, so the requested variance is still within the spirit of the UDO code, as the ratio of the width to setback is still greater than the current requirement of 20.
4. Request for full relief of meeting the UDO code to provide off-street parking for 2 vehicles.
 - An Unnecessary Hardship would result from the strict application of the UDO code to provide off-street parking for 2 vehicles. The minimum driveway width is 10 feet, with at least 18 feet in length for each vehicle, meaning that the driveway would need to either:
 - (a) Move the front setback of the house 36 feet back, not including the right-of-way. (This would also be well outside the UDO codes for front setbacks, and would be against the spirit of both the setback code and the parking code).
 - (b) Put the driveway along the side of the property. In conjunction with the UDO setback requirements, this means that the 10 feet of driveway and 5 feet of setback would leave only 10 feet of width for a structure.
 - To clarify, the request is for full relief of this requirement, as the Unnecessary Hardship of constructing a residential structure is already detailed above. Furthermore, abiding by the UDO code and applying either option detailed above would result in a property that cannot contain a residential structure of usefulness or to the UDO code, transforming the property into an unusable lot.

PROPERTY OF
RESIDENTIAL DEVELOPMENT SOLUTIONS, LLC
 PART OF LOT 32, OLD FAIRGROUNDS
 907 E. MARTIN STREET
 SCALE: 1"=30'
 REFERENCES: DEED BOOK 16204, PAGE 2285

RALEIGH TOWNSHIP
 WAKE COUNTY
 NORTH CAROLINA
 JUNE 2, 2016

IMPERVIOUS SURFACE AREAS

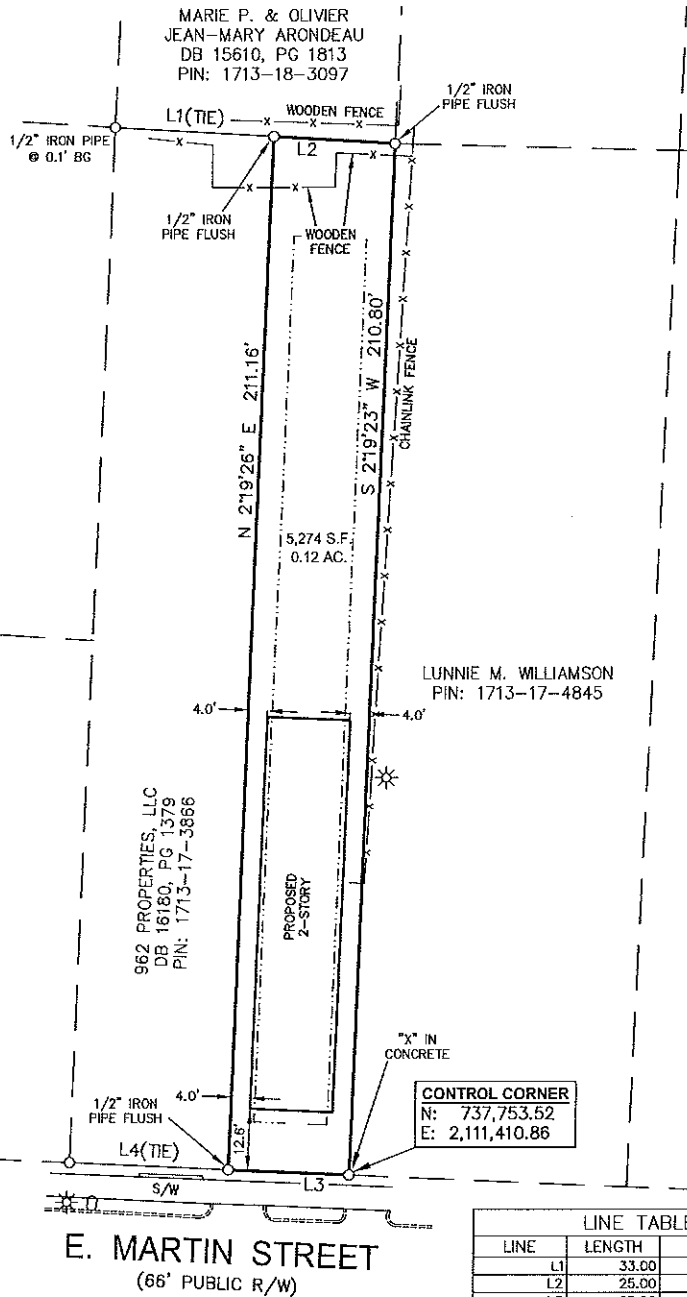
PROPOSED HOUSE (FOOTPRINT): 1,360 S.F.
 (TOTAL IMPERVIOUS SURFACE (PROPOSED)): 1,360 S.F.)
 TOTAL AREA OF LOT: 5,274 S.F.
 PERCENTAGE IMPERVIOUS (PROPOSED): 25.79%

PLAN INFORMATION BLOCK	
Total Square Feet:	
Slab:	Basement:
Plan Number:	
Included Options:	

LEGEND

- Ex. iron pipe/rod or nail
- New iron pipe
- ⊙ Water meter
- ⊙ Lamp post
- X — Fence
- DB Deed Book
- PB or BM Plat Book / Book of Maps
- NF Now or formerly
- Pg. Page
- SF Square feet
- Ac. Acres
- RAW Right-of-way
- AG Above ground
- BG Below ground

NC GRID NORTH
(NAD 83)



**INFILL FRONT SETBACKS OF (2) ADJOINING LOTS,
 EAST AND WEST OF SUBJECT PROPERTY (Section 2.2.7.C.2):**

- 901 E. MARTIN ST. (PIN: 1713-17-3821) = +/- 7.9 ft.
- 903 E. MARTIN ST. (PIN: 1713-17-3866) = +/- 18.5 ft.
- 908 E. MARTIN ST. (PIN: 1713-17-4845) = +/- 13.0 ft.
- 911 E. MARTIN ST. (PIN: 1713-17-4798) = +/- 13.2 ft.

NOTES:

- 1) Raw error of closure exceeds 1:10,000.
 - 2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1885, Page 20 unless otherwise noted.
 - 3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
 - 4) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720171300J, effective date May 2, 2006.
 - 5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.12'$.
- Horizontal Datum: NAD 83
- 6) Builder to verify all dimensions prior to construction.
 - 7) All construction to be in accordance with City of Raleigh and/or NCDOT standards and specifications.

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00	S 86°48'6" E
L2	25.00	S 86°48'9" E
L3	25.00	N 67°37'26" W
L4	33.00	N 87°37'26" W

PRELIMINARY

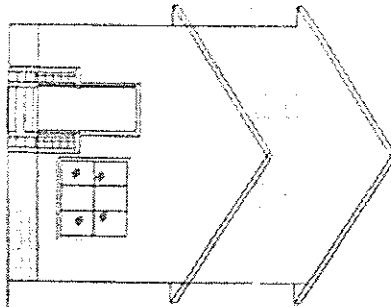
THIS PLAT NOT TO BE USED FOR
 RECORDATION
 CONVEYANCE
 SALES
 CONSTRUCTION

PRELIMINARY PLAN FOR BUILDING PERMIT APPLICATION ONLY
 NOT FOR SALES OR CONVEYANCES

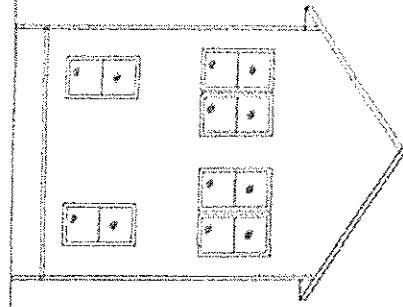
155955
 PIN: 1713-17-3895

NEWCOMB land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609
Phone (919) 847-1800, Fax (919) 847-1804

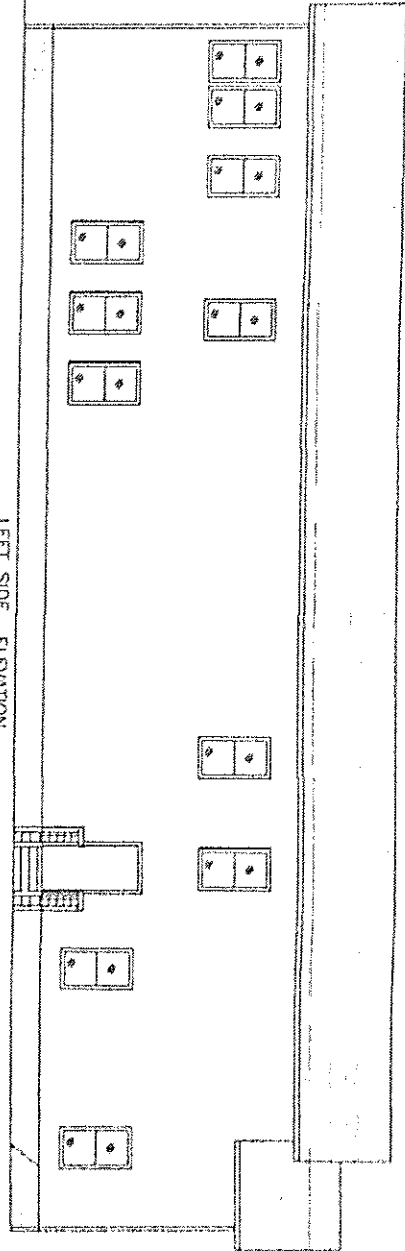
FRONT ELEVATION
SCALE: NTS



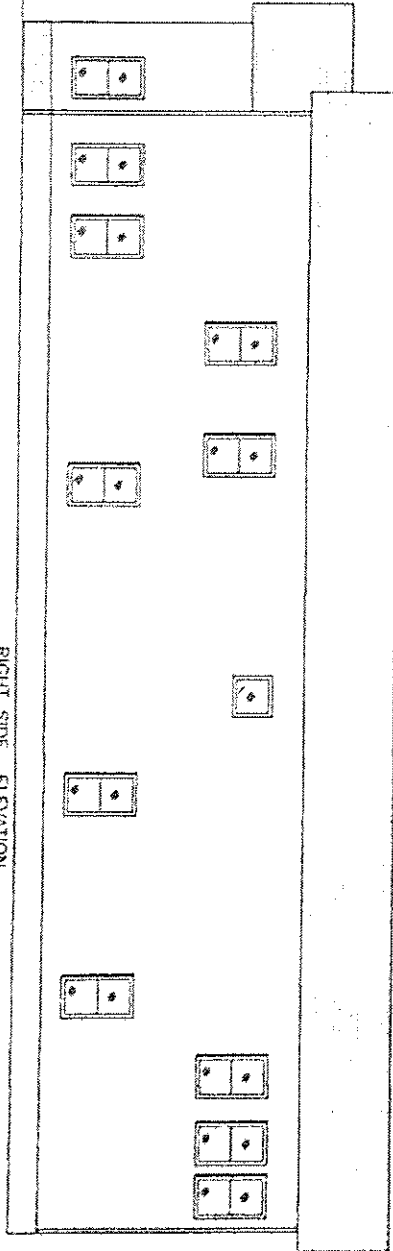
REAR ELEVATION
SCALE: NTS



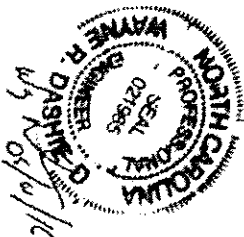
LEFT SIDE ELEVATION
SCALE: NTS



RIGHT SIDE ELEVATION
SCALE: NTS



NOTE:
BASED ON A MAIN FLOOR HEIGHT OF 22.1 FEET
WALL CLADDING IS DESIGNED FOR A 25 PSF
ON GRAVITY PORTAL OR INCLINED PRESSURE
FOR PORTALS WITH MAIN FLOOR HEIGHTS OF 25 FEET OR LESS



ELEV-01

ELEVATION PLAN
907 EAST MARTIN STREET
RALEIGH, NORTH CAROLINA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0036564**PIN # **1713173895**
[Account Search](#)

 Location Address
907 E MARTIN ST

 Property Description
907 E MARTIN STREET
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner RESIDENTIAL DEVELOPMENT SOLUTIONS L (Use the Deeds link to view any additional owners)		Owner's Mailing Address 101 DUBLIN WOODS DR CARY NC 27513-3008	Property Location Address 907 E MARTIN ST RALEIGH NC 27601-1639
Administrative Data Old Map # B002-B0014-0017 Map/Scale 1713 05 VCS 01RA548 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-20 History ID 1 History ID 2 Acreage .14 Permit Date 4/5/2016 Permit # 0000130233		Transfer Information Deed Date 11/5/2015 Book & Page 16204 2285 Revenue Stamps 160.00 Pkg Sale Date 11/5/2015 Pkg Sale Price \$80,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 936	Assessed Value Land Value Assessed \$76,000 Bldg. Value Assessed \$7,466 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$83,466

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0036564**PIN # **1713173895**Account
SearchLocation Address
907 E MARTIN STProperty Description
907 E MARTIN STREET[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address		Building Description		Card 01 Of 01	
907 E MARTIN ST		01RA548			
Bldg Type	01 Single Family	Year Blt	1920	Eff Year	1950
Units	1	Addns	2000	Remod	1956
Heated Area	936	Int. Adjust.		Base Bldg Value	\$80,069
Story Height	1 Story			Grade	D 84%
Style	Conventional	Other Features		Cond %	D 37%
Basement	Crawl Space			Market Adj.	F 120%
Exterior	Frame			Market Adj.	B 25%
Const Type				Accrued %	11%
Heating	Limited/Partial			Incomplete Code	
Air Cond	No Air Conditi			Card 01 Value	\$7,466
Plumbing	1 BATH			All Other Cards	
				Land Value Assessed	\$76,000
				Total Value Assessed	\$83,466

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ Inc	Value
M	1	FR/CS	816						
A		OP	84						
B	1	SFR	120						
C									
D									
E									
F									
G									
H									

Building Sketch		Photograph	
		12/6/2011 	
		0036564 12/06/2011	